

# BROADWAY TECH CENTER

3906 E BROADWAY RD | PHOENIX, AZ

**STE 104: ±40,000 SF SCHOOL/FLEX USE | \$0.72 NNN**



## Property Description

±54,122 SF Freestanding Building  
Zoned CP/GCP  
Ample Parking (2.4/1,000 SF)  
22' Ceiling Height  
5 (12'x14') Loading Doors

## Availability: Suite 104:

±25,000 SF of Classroom Space  
±15,000 SF Fully Built Out Gymnasium

Classrooms (21)  
Admin Offices (20)  
Storage (3)  
Restrooms (10)  
Cafeteria (1)  
Break Room (1)  
Copy Room (1)  
Indoor Recreation Areas (2)  
(Including 1 Full-Size  
Basketball Court)

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.  
12 17 19

**Tyson Breinholt**  
D 480.966.7513  
M 602.315.7131  
tbreinholt@cpi.az.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CPI

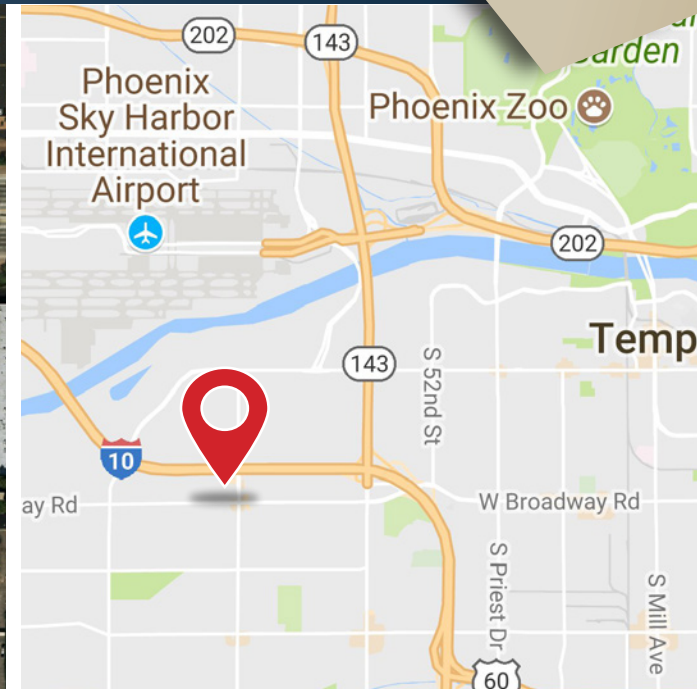
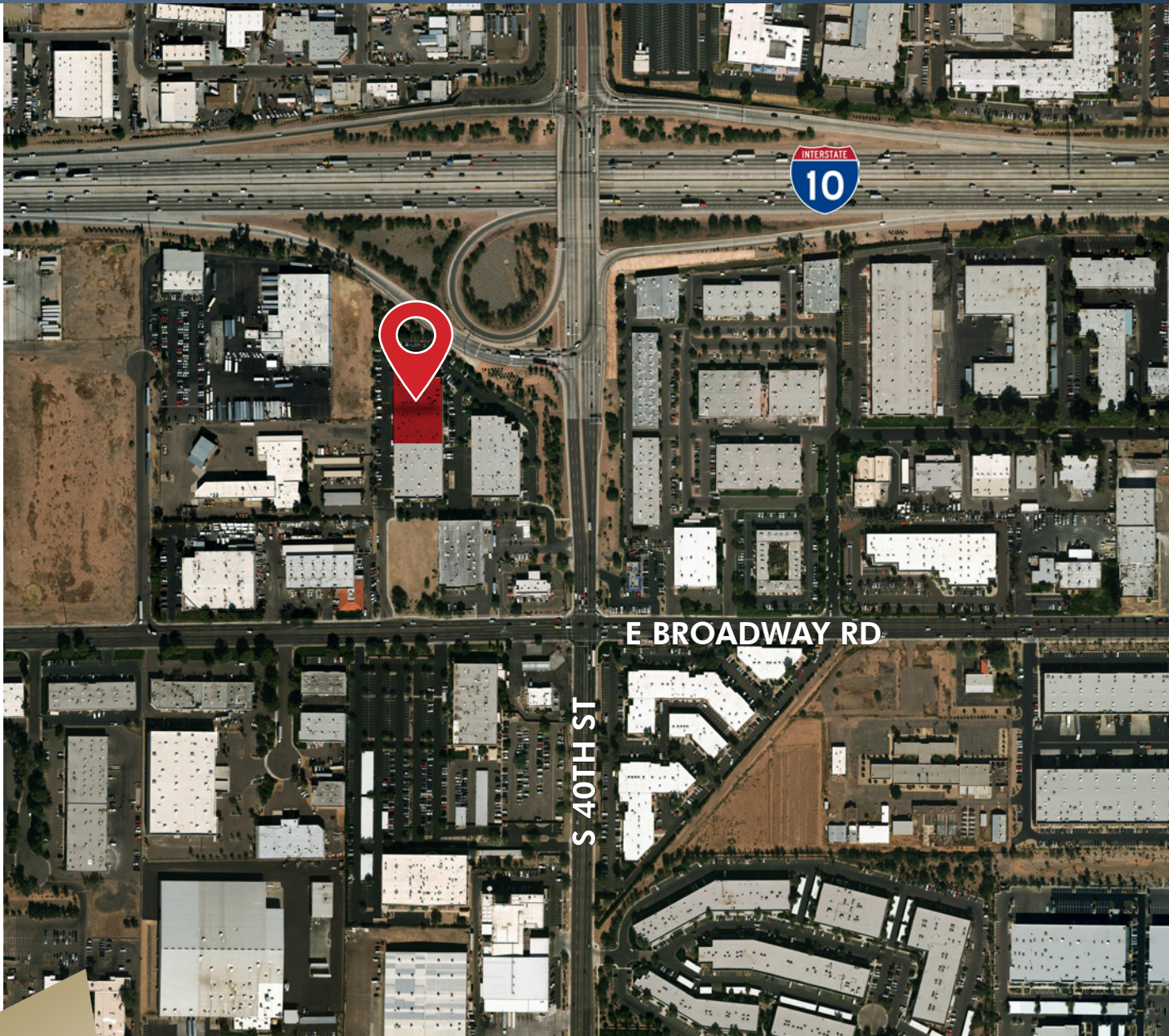
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com



# BROADWAY TECH CENTER

3906 E BROADWAY RD | PHOENIX, AZ

STE 104: ±40,000 SF SCHOOL/FLEX USE | \$0.72 NNN



## POPULATION

1 Mi: 4,484  
3 Mi: 64,695  
5 Mi: 320,155



## HOUSEHOLDS

1 Mi: 1,326  
3 Mi: 23,013  
5 Mi: 115,020



## HHI

1 Mi: \$38,511  
3 Mi: \$44,465  
5 Mi: \$42,750

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

12 17 19

Tyson Breinholt

D 480.966.7513

M 602.315.7131

tbreinholt@cpi.az.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFP

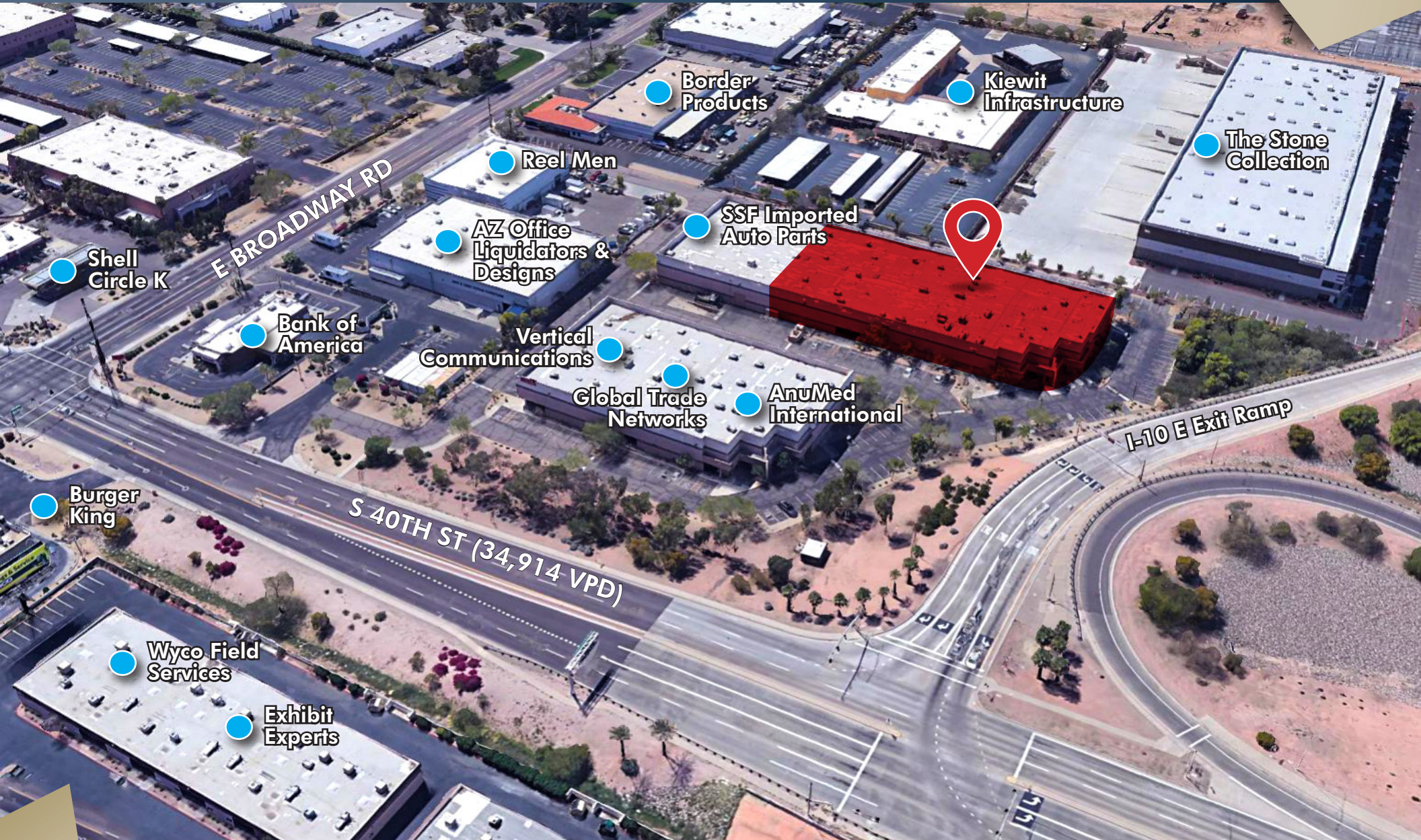
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gayney Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com



# BROADWAY TECH CENTER

3906 E BROADWAY RD | PHOENIX, AZ

STE 104: ±40,000 SF SCHOOL/FLEX USE | \$0.72 NNN



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

12 17 19

**Tyson Breinholt**  
D 480.966.7513  
M 602.315.7131  
tbreinholt@cpi.az.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFP

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com



# BROADWAY TECH CENTER

3906 E BROADWAY RD | PHOENIX, AZ

**STE 104: ±40,000 SF SCHOOL/FLEX USE | \$0.72 NNN**



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

12 17 19

**Tyson Breinholt**  
D 480.966.7513  
M 602.315.7131  
tbreinholt@cpi.az.com



**COMMERCIAL PROPERTIES INC.**

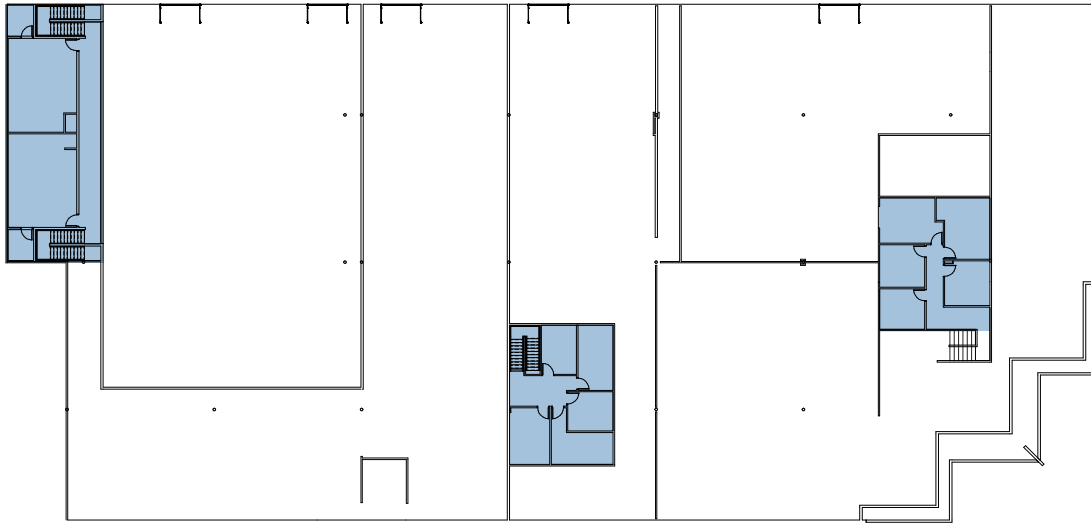
Locally Owned. Globally Connected. CPI

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gaihey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

# BROADWAY TECH CENTER

3906 E BROADWAY RD | PHOENIX, AZ

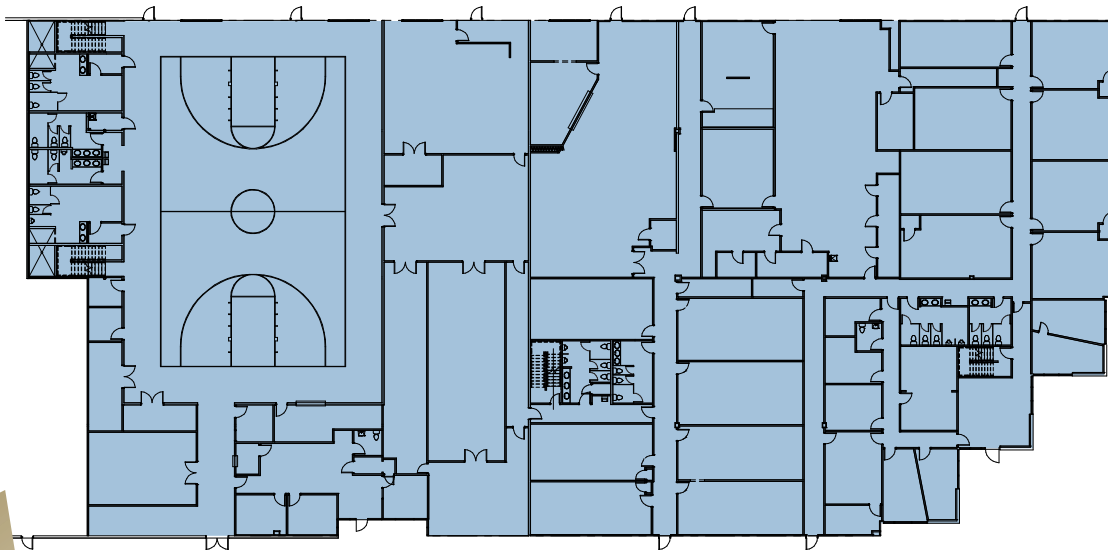
**STE 104: ±40,000 SF SCHOOL/FLEX USE | \$0.72 NNN**



## Suite 104:

±25,000 SF of Classroom Space  
±15,000 SF Fully Built Out Gymnasium

- (21) Classrooms
- (20) Admin Offices
- (3) Storage
- (10) Restrooms
- (1) Cafeteria
- (1) Break Room
- (1) Copy Room
- (2) Indoor Recreation Areas  
(Including 1 Full-Size Basketball Court)



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

12 17 19

**Tyson Breinholt**  
D 480.966.7513  
M 602.315.7131  
tbreinholt@cpi.az.com



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CONFIDENTIAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com